EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address: 26034 Frederick Rd., Clarksburg
Meeting Date: 07/11/2018
Resource: Primary One (1810-1890) Resource (Hyattstown Historic District)
Report Date: 07/05/2018
Applicant: Kristine Georgius
Public Notice: 06/27/2018
Review: HAWP
Tax Credit: N/A
Case Number: 10/59-18A

PROPOSAL: Fence installation

STAFF RECOMMENDATION:
☑ Approve
☐ Approve with conditions

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Primary One (1810-1890) Resource within the Hyattstown Historic District
STYLE: Federal
DATE: c. 1840

PROPOSAL

The applicants propose to install new fences and gates at the subject property, with the following specifications:

- 6’ tall wooden privacy fence at the rear/left side of the historic side (approximately 137’ long).
- 5’ tall 4-board wooden paddock fence at the rear and rear/right side of the historic house (approximately 156’ long).
- 5’ tall wooden picket fence at the right side of the historic house (approximately 42’ long).
- 5’ tall x 4’ wide wooden picket gate at the rear as part of the proposed paddock fence.
- 5’ tall x 6’ wide double wooden picket gate at the right side of the house as part of the proposed picket fence.

No trees will be impacted by the proposed project.

APPLICABLE GUIDELINES:

Policy On Use of Expedited Staff Reports for Simple HAWP Cases

IV. The Expedited Staff Report format may be used on the following type of cases:
10. Construction of fences that are compatible with the historic site or district in terms of material, height, location, and design.

*Montgomery County Code; Chapter 24A-8*

(b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:

1. The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or

2. The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or

3. (Ord. No. 9-4, § 1; Ord. No. 11-59.)

**STAFF RECOMMENDATION:**

Staff recommends that the Commission approve the HAWP application under the Criteria for Issuance in Chapter 24A-8(b), (1), (2) & having found that the proposal will not substantially alter the exterior features of the historic resource and is compatible in character with the district and the purposes of Chapter 24A;

and with the *Secretary of the Interior’s Standards for Rehabilitation*;

and with the general condition that the applicant shall present the 3 permit sets of drawings, if applicable, to Historic Preservation Commission (HPC) staff for review and stamping prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits;

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make any alterations to the approved plans;

and with the general condition that final project design details, not specifically delineated by the Commission, shall be approved by HPC staff or brought back to the Commission as a revised HAWP application at staff’s discretion.

Once the work is completed the applicant will contact the staff person assigned to this application at 301-563-3400 or michael.kyne@montgomeryplanning.org to schedule a follow-up site visit.
HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Email: georgius@us.ibm.com  Contact Person: Kris Georgius
Daytime Phone No.: 240-483-7565

Tax Account No.: ____________________________

Name of Property Owner: Kristine Georgius  Daytime Phone No.: 240-483-7565
Address: 26034 Frederick Rd Clarksburg MD 20871

Contractor: Alerdes Fence  Phone No.: ____________________________
Contractor Registration No.: ____________________________
Agent for Owner: __________________________________________
Daytime Phone No.: ________________________________________

LOCATION OF BUILDING/PREMIUM

House Number: 26034  Street: Frederick Rd
Town/City: Clarksburg  Nearest Cross Street: Rt 109
Lot: ____________________________ Block: ____________________________ Subdivision: ____________________________
Lot #: ____________________________ Subdivision: ____________________________

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:
   X Construct  ☐ Extend  ☐ Alter/Renovate
   ☐ Move  ☐ Install  ☐ Wreck/Raze
   ☐ Revision  ☐ Repair  ☐ Revocable
   ☐ AC  ☐ Slop  ☐ Room Addition  ☐ Porch  ☐ Deck  ☐ Shed
   ☐ Solar  ☐ Fireplace  ☐ Woodburning Stove  ☐ Single Family
   ☐ Fence/Wall (complete Section 4)  ☐ Other: ____________________________

1B. Construction cost estimate: $ 8000

1C. If this is a revision of a previously approved active permit, see Permit # ____________________________

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXCAVATIONS

2A. Type of sewage disposal: 01 ☐ WSSC  02 ☐ Septic  03 ☐ Other: ____________________________

2B. Type of water supply: 01 ☐ WSSC  02 ☐ Well  03 ☐ Other: ____________________________

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height: 6 feet 0 inches

3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
   ☐ On party line/property line  ☐ Entirely on land of owner  ☐ On public right of way/assessment

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

[Signature]

Date: ____________________________

Approved: ____________________________  Disapproved: ____________________________
For Chairperson, Historic Preservation Commission  Signature: ____________________________
Date: ____________________________  Date: ____________________________
Application/Permit No.: 842100  Date Filed: 6/20/18  Date Issued: ____________________________

SEE REVERSE SIDE FOR INSTRUCTIONS
THE FOLLOWING ITEMS MUST BE COMPLETED AND THE REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.

1. **WRITTEN DESCRIPTION OF PROJECT**
   a. Description of existing structure(s) and environmental setting, including their historical features and significance:
   
   Smith-Dewey house located in historic Hyattstown.
   Home was built about 1840 in the Federal style with a wing added in 1853. There is a small frame shed at the rear of the house that served as the post office from 1849-53. There is also a carriage house to the right of the main house.
   
   b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:
   
   fence to enclose approx. 1/4 acre behind the house to provide safe enclosure for dogs. Only one corner of the fence is visible from the street.

2. **SITE PLAN**
   Sits and environmental setting, drawn to scale. You may use your plat. Your site plan must include:
   
   a. the scale, north arrow, and data;
   b. dimensions of all existing and proposed structures; and
   c. site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

3. **PLANS AND ELEVATIONS**
   You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.
   
   a. Schematic construction plans, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing structure and the proposed work.
   
   b. Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, censuses. All materials and features proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

4. **MATERIALS SPECIFICATIONS**
   General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

5. **PHOTOGRAPHS**
   
   a. Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
   
   b. Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

6. **TREE SURVEY**
   **n/a - no trees of this size near the fence line**
   
   If you are proposing construction adjacent to or within the canopy of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

7. **ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS**
   For all projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the names of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/roadway from the parcel in question.

PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.
Site Plan

HORICHERLY
130.38' (PER FIELD)
140.47' (PER DEED)

NORTH PIPE
FEGNED

LLOTS 31, 32, 85 & 86

WEDBERLY
300.00

8 NORTH

EXISTING BUILDING
FACE ON LINE

IRON PIPE
FEGNED

SOUTHFORD
130.38' (PER FIELD)
140.47' (PER DEED)

FREDERICK ROAD

NOTE:
The record plan an the deed was found to be one of the following:
1. Mathematically incoherent
2. Illegible
3. Incomplete
4. Not found at all
5. Does not agree with existing field monumentsation
6. Does not agree with tax assessment records
7. Does not agree with the apparent lines of possession
8. Does not agree with prior surveys

Information shown herein is a confirmed interpretation of some or all of the above.
A boundary survey is recommended to describe the exact location of boundary lines & improvements.
- Encroachments may exist - please verify!

Fence Spec 'A'
Gate Spec '1'
Fence Spec 'B'
Gate Spec '2'
Fence Spec 'C'

FOR SURVEY ORDER/APPROVAL FORMS, PRICES & MORE VISIT US AT WWW.DULEY.DIB

LOCATION DRAWING OF:
#26034 FREDERICK ROAD
LOTS 31, 32, 85 & 86
HYATTSOWTOWN
LIBER: 8457 FOLIO: 686
MONTGOMERY COUNTY, MD
SCALE: 1"=50'
DATE: 3-7-08

CASE # 5498-00626
WILKINSON
FILE #: 107-107
DRAWN: B.F.

SURVEYOR'S CERTIFICATE
I, HEREBY STATE THAT THE EXISTING VISUAL IMPROVEMENTS IN THE ABOVE DESCRIBED PROPERTY HAS BEEN CAREFULLY EXAMINED BY ME AND THAT THE INFORMATION-CORRECT OR NOT IS TO THE BEST OF MY KNOWLEDGE.

1. THIS MAP IS TO BE ACCOMPANIED BY A CERTIFICATE OF SURVEY OR紀錄 DRAWING.
2. THIS SITE PLAN IS NOT INTENDED FOR USE AS A BASE OR RELOCATION OF ANY SURVEY, BUILDING, OR OTHER IMPROVEMENTS.
3. THIS MAP IS NOT INTENDED FOR USE AS A BASE OR RELOCATION OF ANY SURVEY, BUILDING, OR OTHER IMPROVEMENTS.

Applicant: Kristine Georgiun

2nd submission
1 of 3
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Plans + Elevations / Material specifications

A - 6' tall, pressure-treated pine privacy fence <left back + side of house>; approx 137' of 6' fence; all posts to be 5" X 5" set in concrete

B - 5' tall, pressure-treated pine, 4-board paddock fence <center back & right side to garage> with 2" X 4" black vinyl coated welded wire mesh; approx 156'

Applicant: Kristine Georgius
C - 5' tall, pressure-treated pine picket fence (right front/side - from house to garage); approx 42', all posts to be set in concrete, 1" x 3" dog-eared picket with 1 3/4" spacing

Gate Specifications

1 - 5' tall, 4' wide, pressure-treated pine (center back - installed in paddock fence); 1" x 3" dog-eared picket with 1 3/4" spacing

2 - 5' tall, 6' wide, double, pressure-treated pine (right side of house); 1" x 3" dog-eared picket with 1 3/4" spacing

Applicant: Kristine Georgiou
Existing Property Condition Photographs (duplicate as needed)

View from across the street (26029 Frederick Rd)
Fence will not be visible

Detail:

View from street heading south on Frederick Rd
Corner of fence from carriage house to main house
Will be partially visible

Detail:

Applicant: Kristine Georgius
Existing Property Condition Photographs (duplicate as needed)

View of carriage house (to the right behind main house); proposed fence marked with X's;

Detail: fence will connect to right rear corner of main house

View of left side of carriage house from the direction of 26032 Frederick Rd; fence will connect to the left rear corner of the carriage house and go behind the tree

Detail:

Applicant: Kristine Georgius
Existing Property Condition Photographs (duplicate as needed)

Detail:

Rear view of the house from the backyard; proposed location of the fence shown with X's.

Detail:

Left rear corner of the house; this view is not visible from the street due to the closeness of the 2 houses and the large pine tree in the front yard; proposed location of the fence shown with X's.

Applicant: Kristine Georgius
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<tr>
<th>Owner’s mailing address</th>
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